

LOT 72
IN OR 1932/1786
OTTER RUN PB 5/156

LOWE ELIZABETH M & DAVID C
96342 OTTER RUN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100	1998	1,673	209,945
FGR	449	55	1998	247	30,996
FOP	64	30	1998	19	2,384
PTO	120	5	1998	6	753
TOTALS	2,306			1,945	244,078

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,945	106.8200	141.00	274,245	1998	2002	0	0	0	11.00	89.00	
1 SNGL FAM - 100% - 2015 Heated Area: 1673 HX Base Yr 2015													
96342 OTTER RUN DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/24/2025 MLU													

TOTAL OB/XF													
5,969													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,078	
TOTAL MARKET OB/XF VALUE		5,969	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		335,047	
SOH/AGL Deduction		147,825	
ASSESSED VALUE		187,222	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		136,500	
TOTAL JUST VALUE		335,047	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104702	ROOF	14,000	04/15/2021
R1702225	REMODEL	13,500	03/20/2017
982750	NEW CONSTR	0	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/1786	8/15/2014	WD	Q	I	01	168,000
GRANTOR: HOSTETTER DANNIE J						
GRANTEE: LOWE ELIZABETH M &						
0861/0375	12/31/1998	WD	Q	I		122,000
GRANTOR: TSB OF NASSAU COUNTY						
GRANTEE: HOSTETTER DANNIE J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W14 PTO=[YR=1998] N10 W12 S10 E12 \$ W32 S38 E13 N2 FOP=[YR=1998] E12 N4 W8 N4 W4 S8 \$ N8 E4 S4 E8 S6 FGR=[YR=1998] S22 E21 N20 W3 N3 W5 S3 W6 N2 W7 \$E7 S2 E6 N3 E5 S3 E3 N40 \$.									